

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

March 7, 2013



FP12-15: proposed Final Plat of Greenbrier Subdivision – Phases 8 and 10

SIZE AND LOCATION: 14.43 acres of land out of the John Austin League, A-2 and located along the southwest side of Thornberry Drive 0.6 miles northwest of F.M. 1179

EXISTING LAND USE: vacant acreage

ZONING: Planned Development District– Mixed Use (PD-M), as approved by the Bryan City Council on July 28, 2009 (Ordinance no. 1819)

APPLICANT(S): Carter-Arden Development

AGENT(S): McClure and Browne Engineering / Surveying

STAFF CONTACT: Randy Haynes, Project Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed final plat.



PROPOSED SUBDIVISION:

This proposed final plat creates 30 lots intended for single-family residential use in Phases 8 and 10 of the Greenbrier Subdivision in conformance with the development plan that was approved by the City Council for the Greenbrier Planned Development – Mixed Use District (PD-M) in July 2009. While this is the second phase of the Greenbrier development, the phase numbering is consistent with the approved Development Plan for the Greenbrier Subdivision. The lots are proposed to be arranged along either side of a loop street to be named Lockett Hall Circle which will be located southwest of Thornberry Drive.

This proposed final plat dedicates the street right-of-way for the extension of Lockett Hall Circle, a local street. Water, sanitary sewer and sidewalks consistent with the approved Development Plan will be installed along the new street. Land dedication required for park and recreation use will be accomplished by donation of property in an amount sufficient to meet the platting requirements for all the residential lots in this Greenbrier development. The land dedicated as parkland will be transferred to City of Bryan ownership prior to recording the final plat for these two phases (Phases 8 and 10). For each residential lot platted in this subdivision, the developer will also be obligated to pay \$358 toward improvement of the land as a park.

The design and construction of Thornberry Drive, a major collector roadway, was funded by the City of Bryan under an agreement with the developer wherein the City built the roadway at City expense, to be partially reimbursed by the developer. The total cost of the project was approximately \$1.4 million. The agreement required the developer to reimburse the City 14% of the total construction cost upon completion of the roadway. That reimbursement has already occurred and totaled \$196,000. The remaining amount, approximately \$1.2 million, will be reimbursed by the developer based on the amount of land platted in each phase. The City of Bryan holds what in effect is a lien against the abutting property until the total is paid. As each subdivision phase develops and reimbursements are made, a release of obligation is issued by the City for the land adjoining Thornberry Drive that is being subdivided. Under the agreement executed in 2008, the developer has ten years to complete reimbursement for the construction of Thornberry Drive to the City of Bryan. The agreement also specifies performance standards stipulating minimum homes sizes (at least 2,500 square feet) and a specific number of residential lots (no fewer than 125).

RECOMMENDATION:

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.